

# PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an R-0 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED  
BALTIMORE COUNTY  
FEB 27 4 04 PM '81  
COUNTY CLERK  
BY: [Signature]

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Gerald H. Cooper
Signature	(Type or Print Name)
Address	Richard J. Goldman
City and State	(Type or Print Name)
Attorney for Petitioner:	404 Blaustein Building
A. Thomas Beckman	1 North Charles Street 539-0300
(Type or Print Name)	Address
Signature	Baltimore, Maryland 21201
404 Blaustein Building	City and State
One North Charles Street	Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted
Address	Gerald H. Cooper
Baltimore, Maryland 21201	Signature
City and State	404 Blaustein Building
Attorney's Telephone No.: 539-0300	1 North Charles Street 539-0300
	Address
	Phone No.

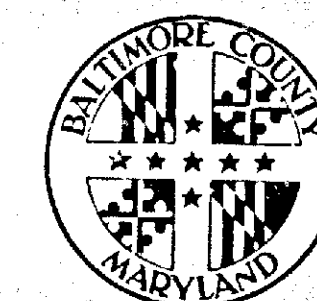
BABC-Form 1

The subject property is zoned DR-16. It is situated on Reisterstown Road, a very heavily travelled major highway, at its intersection with Greenspring Valley Road. The Petitioners wish to renovate the subject property and use same for offices since there is limited office space available in the area. In addition, the area has grown and there is a definite need for the small offices at moderate rents. The property immediately to the south was re-classified R0 when the new zoning maps were adopted and the property across Greenspring Valley Road on the east side of Reisterstown Road to the immediate north has been zoned BL for quite some time. The prior owner of the subject site, an elderly widow, did not apply for re-classification when the new maps were adopted, because she intended to sell the property. Had a timely request been made to reclassify the subject site, it undoubtedly would have been granted. Consequently, the property has retained its DR-16 zoning in error because the prior owner continued to reside in the building while the area changed its character to predominately commercial in as much as the surrounding area to the north on Reisterstown Road is heavily commercial.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

A. Thomas Beckman, Esquire  
404 One North Charles Street  
Baltimore, Maryland 21201

RE: Item No.19 (Cycle 1 - April-Oct.1981)  
Petitioner - Gerald H. Cooper, et al  
Reclassification Petition

Dear Mr. Beckman:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the 1st 1980-81 zoning cycle.

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before May 29th. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the east side of Reisterstown Road south of Greenspring Valley Road in the 3rd Election District, the subject property, also having frontage on the south side of Greenspring Valley Road, is presently improved with a duplex dwelling. Because of your proposal to have this property rezoned from its present D.R.16 classification to an R-0 zone, this reclassification petition is required.

As indicated in my previous conversation with you, the brief cannot indicate the proposed use unless the plan is revised to reflect all requirements of Bill 46-79, relating to a documented site plan. I also talked to your engineer, Mr. Paul Lee, and he has submitted revised plans showing the existing use of the property with no proposed use. I assume he coordinated this with you, and therefore, the brief must be revised and the petition forms must be changed to delete the request for special

Item #19 (Cycle 1 - April-October 1981)  
Property Owner: Gerald H. Cooper & Richard J. Goldman  
Page 2  
April 3, 1981

### Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

### Water and Sanitary Sewer:

There are public 8 and 16-inch, and a 20-inch water main in Reisterstown Road and Greenspring Valley Road, respectively.

There is 8-inch public sanitary sewerage in Greenspring Valley Road.

Very truly yours,

[Signature]  
JAMES A. MORTON, P.E. Chief  
Bureau of Public Services

FAM:EAM:FWK:ss

P-NE Key Sheet  
39 NW 27 Pos. Sheet  
NW 10 G Topo  
67 Tax Map

Item No. 19, Cycle 1  
Gerald H. Cooper, et al  
Reclassification Petition

exception for offices.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

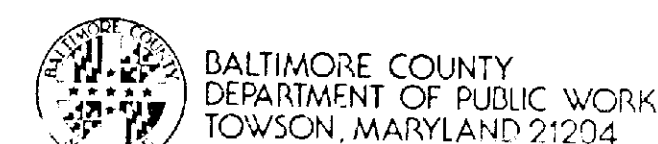
Very truly yours,

[Signature]  
NICHOLAS P. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Paul Lee Engineering, Inc.  
304 W. Pennsylvania Avenue  
Towson, Maryland 21204



HARRY J. PISTEL P.E.  
DIRECTOR

April 3, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #19 (Cycle 1 - April-October 1981)  
Property Owner: Gerald H. Cooper & Richard J. Goldman  
E/S Reisterstown Rd. 175' S. of Greenspring Valley Road  
Existing Zoning: D.R. 16  
Proposed Zoning: R-0  
Acres: 0.59 District: 3rd

Dear Mr. Reiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Reisterstown Road (U.S. 140) and Greenspring Valley Road (Md. 130) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.



James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

March 27, 1981

Mr. Walter Reiter  
Chairman Board of Appeals  
County Office Bldg.  
Towson Maryland 21204

Att: N. Commodari

Re: Cycle I-1981  
Z.A.C. Meeting 3/16/81  
Item #19  
Owner: Gerald H. Cooper  
& Richard J. Goldman  
Location: E/S Reisterstown Road (Rte 140)  
175' S of Greenspring Valley Road (Rte 130)  
Existing Zoning: D.R. 16  
Proposed Zoning: R-0  
Acres: 0.59  
District 3rd

Dear Mr. Reiter,

On review of the plan and field inspection, the comments of the State Highway Administration are as follows:

The existing entrance on the east side of Reisterstown Road must show a bituminous curb closing the entrance. The proposed right of way of 80' must be shown on the plan.

The entrance on the south side of Greenspring Valley Drive must be improved with concrete curb and gutter.

The improved entrance must have a minimum width of 25' (30' recommended). A 5' minimum tangent must be shown on the west side of the entrance.

The existing storm drain inlet east of the entrance must be relocated.

It is requested the plan be revised prior to a hearing being set.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits

By: George Wittmar

CL-CW/es

My telephone number is 301-659-1350

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



2/22/82 - Notified the following of hearing set for TUES., MARCH 2, 1982, at 9:30 a.m. (to receive plat):

A. T. Beckman, Esq.  
Gerald Cooper and R. J. Goldman  
J. Hessian  
W. Hammond  
J. Dyer  
N. Gerber  
J. Hoswell  
Bd. of Ed.  
Judy Boer  
Lael Dawson  
W. O'Rourke  
John Turnbull, II

6/30/82 - Above notified of hearing scheduled for THURSDAY, JULY 22, 1982 at 10 a.m. (to receive plat) [revised plat]

9/24/82 - Above notified of hearing scheduled for WEDNESDAY, DECEMBER 1, 1982 at 10 a.m.

494-3180

### County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
September 24, 1982

### NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-78  
Item #19

GERALD H. COOPER and  
RICHARD J. GOLDMAN

NE/S Reisterstown Rd. 175' SE of  
Greenspring Valley Rd.; also S/S  
of Greenspring Valley Rd.

DR 16 to R-O 3rd District

### ASSIGNED FOR:

WEDNESDAY, DECEMBER 1, 1982, at 10 a.m.

cc: A. Thomas Beckman, Esq.

Counsel for Petitioners

Gerald H. Cooper and  
Richard J. Goldman

Petitioners

J. W. Hessian, Esq.

People's Counsel

Bd. of Education

Judy Boer

Lael J. Dawson

Mr. William O'Rourke

John G. Turnbull, II

Counsel for Petitioners

W. E. Hammond  
J. E. Dyer  
N. E. Gerber  
J. G. Hoswell

June Holmen, Secy.

494-3180

### County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204

December 1, 1982

A. Thomas Beckman, Esquire  
404 Blaustein Building  
One North Charles Street  
Baltimore, Md. 21201

Re: Case No. R-82-78  
Cooper and Goldman

Dear Mr. Beckman:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Gerald H. Cooper  
Richard J. Goldman  
John G. Turnbull, II, Esq.  
Douglas Sachse, Esq.  
John W. Hessian, Esq.  
Judy Boer  
Lael J. Dawson  
William O'Rourke  
W. E. Hammond  
J. E. Dyer  
N. E. Gerber  
J. G. Hoswell  
Board of Education

LAW OFFICES  
TURNBULL, MIX & FARMER  
700 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II  
G. WARREN MIX  
JAMES R. FARMER  
DOUGLAS T. SACHSE

CARROLL COUNTY OFFICE  
4000 BALTIMORE BLVD  
PINKSBORO, MARYLAND 21048  
DOH 600-4300  
DOH 600-0700  
DOH 600-1517  
JOHN GRASON TURNBULL  
COUNSEL

June 15, 1982

William T. Hackett, Chairman  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Re: Case No. R-82-78  
Gerald H. Cooper and Richard J. Goldman

Dear Mr. Hackett:

To amend my previous comment with regard to the above matter, I would like to indicate that the days of operation will be Monday through Friday and, in order that the traffic flow be minimal, we have no intention of renting to a medical doctor and/or dentist.

Trusting the foregoing meets with your approval,

I remain

Very truly yours,

TURNBULL, MIX & FARMER

*John Grason Turnbull, II*  
John Grason Turnbull, II

JGT:pjf

CC: Mr. James Hoswell  
Mr. Paul Lee

RECEIVED  
BALTIMORE COUNTY  
JUN 16 11 25 AM '82  
COUNTY CLERK  
BY: *[Signature]*

LAW OFFICES  
TURNBULL, MIX & FARMER  
700 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II  
G. WARREN MIX  
JAMES R. FARMER  
DOUGLAS T. SACHSE

CARROLL COUNTY OFFICE  
4000 BALTIMORE BLVD  
PINKSBORO, MARYLAND 21048  
DOH 600-4300  
DOH 600-0700  
DOH 600-1517  
JOHN GRASON TURNBULL  
COUNSEL

May 24, 1982

William T. Hackett, Chairman  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Re: Case No. R-82-78  
Gerald H. Cooper and Richard J. Goldman

Dear Mr. Hackett:

This letter is sent to the Board of Appeals in accordance with the April 1, 1982 Interoffice Correspondence from the Baltimore County Planning Board and is being submitted to Mr. Hoswell for their review.

Enclosed is the amended plat which shows the elevation, height of the building and exterior materials. The principal use of this building will be for professional offices and the anticipated hours of operation would be from 8:30 a.m. to 6:00 p.m. The maximum number of employees would be 7 and the balance requested by the Planning Board, i.e.: storm drainage, screening, landscaping and existing topography are contained on an engineering plat prepared by Paul Lee Engineering, Inc. and previously submitted to this Board.

In that we have now complied with all facets thereof, I believe that this matter can be scheduled for a hearing on the merits.

Should there be any further questions or comments, I am sure Mr. Hoswell will contact me.

Very truly yours,

TURNBULL, MIX & FARMER

*John Grason Turnbull, II*  
John Grason Turnbull, II

CC: Mr. J.G. Hoswell  
John W. Hessian, III, Esquire  
Mr. Richard J. Goldman

Mr. Norman E. Gerber, Director  
Office of Planning and Zoning

March 2, 1982

County Board of Appeals

Case No. R-82-78 - Item #19, Cycle 1 - Gerald H. Cooper and  
Richard J. Goldman

The hearing on the above entitled case was held as advertised on Tuesday, November 24, 1981, at which time the attorney for the Petitioner requested a continuance for the purpose of filing a new plat.

In open hearing this morning, March 2, 1982, the new plat and environmental impact statement was received by the Board. In compliance with the provisions of Bill #46-79, we are forwarding the amended materials to you for appropriate action.

William T. Hackett, Chairman

Paul Lee, P.E.

Paul Lee Engineering Inc.

306 W. Pennsylvania Ave.  
Towson, Maryland 21204

824-5341

ENVIRONMENTAL IMPACT STATEMENT FOR ITEM #19.  
RECLASSIFICATION OF 9517-17 REISTERSTOWN ROAD  
FROM DR-16 TO R-O

The purpose of this study is to determine the affect that the requested reclassification of this property would have on the environment of the surrounding community.

The subject site is 0.59 acres in size with an existing 2 story dwelling, garage, and parking area. The existing zoning is DR 16 which will permit 9 apartment units. The petitioner is requesting a reclassification to R.O. in order to convert the existing dwelling to office use.

### Coverage of Site

Paved area will require only an increase to the existing driveway as required under R.O. zone. If the lot was developed under present DR 16 zone, we could expect a larger area to be paved and an addition to the existing building for apartment use within the same area. R.O. zone would require the least removal of existing vegetation from the site. The proposed R.O. zone would reduce the storm water runoff from this site since the only additional improvement to the site would be the widening of the existing driveway. Apartment development would permit 9 units which would require an addition to the existing building in addition to increased parking (1.53 x 9) = 14 parking spaces. R.O. zone requires only 11 parking spaces. The change from DR 16 to R.O. would not cause

Engineers - Surveyors - Site Planners

-1-

a major increase to the traffic generation as agreed by Mr. Flanagan of the Department of Traffic Engineering. R.O. zoning would delay the peak hour conflicts since traffic would be arriving to property after the peak hours.

### Air Quality

In Environmental Impact Analysis must consider the air quality effect in the local community. The air quality in the local community is not in danger of having concentration of pollutants since the R.O. zone would not contribute to rush hour traffic due to different peak hour caused by office demands. A DR 16 zone would contribute to rush hour traffic since the traffic generated by DR 16 zone would be concentrated during the rush hour traffic.

### Water Pollution

Since the subject site is approximately 1/2 acre in size and the only improvements (relative to paving) would involve the widening of the existing driveway, it is safe to assume the additional pollutants generated would be so minor that the adverse effect is not measurable. Subject site has sanitary sewer available with no capacity problems.

### Water Consumption

Subject site has public water available with no pressure problems. A R.O. zone would place a smaller demand on water supply than would the present DR 16 zone.

Paul Lee, P.E.

-2-



# Wild Life and Vegetation

The site is developed and there is no major change being proposed by the R.O. zone. Wildlife that lives on the site can generally be considered pests which present problems to the community. Additional landscaping is being proposed to the existing vegetation which will remain undisturbed.

# Noise

There should be no change to the existing noise level if R.O. zone is granted. Surrounding area is residential or proposed office use. Any noise generated by subject site would be staggered throughout the day and not concentrated at any peak time.

# Water Quality and Quantity

Subject site will not generate any large quantity of storm water thus endangering the existing community to flooding. There is no existing storm drain system and inlet located in front of this property to which surface runoff will be directed. This site is not subject to flooding.

Any problems related to odors, gas, light, and heat emanating from the proposed zoning use would be less than that generated by present zoning because of the limited time the proposed use would be in operation.

Final analysis of this site indicates that zoning change would not create any additional problem to the environment or community. There is no problem relative to natural disasters (earthquakes or stream flooding). Site has not been used for farming or recreation.

Paul Lee, P.E.

-3-

The development of this site under the proposed zoning versus the present zoning would reduce the demand on present resources and minimize environmental benefits from the environment.

4/2/82

Per Phone call from Hos. re Cooper case #R-82-78 on which a new plat was filed.

Mr. Kirwin, Chairman of the Planning Board, is writing a Memo to the Board in which he advises that they cannot process this case as the petitioner has not fully complied with the requirements. They have advised Mr. Turnbull, attorney for the petitioner, of this situation.

If the Board is in agreement with the Planning Board's decision, we then notify the petitioner of this decision.

IF THE BOARD IS NOT IN AGREEMENT WITH THE PLANNING BOARD'S DECISION -----

CALL ME BEFORE DOING ANYTHING

E.T.E.

Paul Lee, P.E.

April 22, 1982

John G. Turnbull, II, Esquire  
Turnbull, Mix and Farmer  
706 Washington Avenue  
Towson, Maryland 21204

Re: Case No. R-82-78  
Gerald H. Cooper and  
Richard J. Goldman

Dear Mr. Turnbull:

Enclosed herewith is a copy of the Planning Board's decision on your amendment to the reclassification petition #R-82-78.

The Board is in agreement with the Planning Board's decision and, therefore, if you wish to proceed with this petition full compliance with these requirements will be necessary.

Very truly yours,

William T. Hackett, Chairman

WTH:le

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman  
TO: County Board of Appeals  
Date: April 1, 1982  
William F. Kirwin, Chairman  
FROM: Baltimore County Planning Board  
Amendment to Reclassification Petition  
SUBJECT: No. R-82-78, Item 19, Cycle I Cooper & Goldman

The amendment to the subject petition was considered by the Baltimore County Planning Board at its meetings on March 18, 1982, and April 1, 1982. At the latter meeting, the following comment was adopted by the Board:

The Planning Board cannot process the subject amended petition because the submittal is not in compliance with the requirements set forth in Section 2-61.1(1) of the Baltimore County Code, 1978, as amended. The following required items were not submitted: 1) Elevation drawings; 2) Height of building; 3) Exterior materials; 4) Signs, if any; 5) All principal uses; 6) Hours of operation; 7) Maximum number of employees; 8) Provision for storm-drainage; 9) Screening and landscaping; and, 10) Existing topography.

Although the following are not to be construed as official Planning Board comments, these verbal comments were obtained by the Planning staff from members of the Zoning Advisory Committee, and, in reviewing the site plan submitted by the petitioner, the following items were noted: 1) The parking area and driveway must be adequately screened and details of landscaping shown on the plan; 2) If the proposed area to be enclosed above the garage is a porch, it should be so noted on the plan; if it is not, a special exception would have to be obtained; 3) Parking and driveway must be paved; 4) Access to Greenspring Valley Drive is unacceptable as shown on the plan; 5) A number of comments were made by County agencies that appropriately would be resolved during the building permit application process; and 6) A caution that for development such as that proposed by the petitioner, an R.O. Development Plan would be required.

If all of the required information were to be forwarded to the Planning Board by the County Board of Appeals, the Board will review and make recommendations on the subject petition.

William F. Kirwin  
William F. Kirwin, Chairman  
Baltimore County Planning Board

WFK:JGH:dme

LAW OFFICES  
TURNBULL, MIX & FARMER  
706 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II  
G. WARREN MIX  
JAMES H. FARMER  
DOUGLAS T. SACHSE

BALTIMORE COUNTY OFFICE  
3800 BALTIMORE BLVD.  
PINKSBURG, MARYLAND 21048  
(301) 631-4300  
(301) 631-1517  
JOHN GRASON TURNBULL  
COUNSEL

May 21, 1982

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Re: Case No. R-82-78  
Gerald H. Cooper and Richard J. Goldman

Dear Sirs:

I have received the amended plats to be submitted in accordance with the above Petition and would appreciate your scheduling this matter for hearing as promptly as possible so that I might merely deliver these plats to the Board. Thereafter, this matter can be scheduled for hearing on the merits.

I would anticipate the delivery of the plats to take no longer than a few moments.

Very truly yours,

TURNBULL, MIX & FARMER

John Grason Turnbull, II

JGT:pjf

9:30 am

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 19, 1981

A. Thomas Beckman, Esquire  
404 Blaustein Building  
One North Charles Street  
Baltimore, Maryland 21201

RE: Petition for Re-classification  
E/s Reisterstown Rd., 175' S of Greenspring  
Valley Rd.  
Gerald H. Cooper, et al - Petitioners  
Case #R-82-78

Dear Mr. Beckman:

This is to advise that \$51.31 is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. All bills must be paid before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 102677

DATE 12/17/81 ACCOUNT 01-662  
AMOUNT \$51.31 \$107.16

RECEIVED FROM Richard J. Goldman  
FOR 2nd full page add for Case #R-82-78 & Ind. Posting & advertising (Cooper)

17 107.16

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 18, 1981

A. Thomas Beckman, Esquire  
404 Blaustein Building  
One North Charles Street  
Baltimore, Maryland 21201

RE: Petition for Re-classification  
E/s Reisterstown Rd., 175' S of Greenspring  
Valley Road  
Gerald H. Cooper, et al - Petitioners  
Case #R-82-78

Dear Mr. Beckman:

This is to advise you that \$51.31 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 19, 1981

A. Thomas Beckman, Esquire  
404 Blaustein Building  
One North Charles Street  
Baltimore, Maryland 21201

RE: Petition for Re-classification  
E/s Reisterstown Rd., 175' S of Greenspring  
Valley Rd.  
Gerald H. Cooper, et al - Petitioners  
Case #R-82-78

Dear Mr. Beckman:

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Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond  
Zoning Commissioner

WEH:klr



21-278

LAW OFFICES  
TURNBULL, MIX & FARMER  
700 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-0700  
(301) 825-1517

CARROLL COUNTY OFFICE  
2808 BALTIMORE BLVD.  
PINKSBURG, MARYLAND 21048  
(301) 833-4300

JOHN GRASON TURNBULL, II  
G. WARREN MIX  
JAMES R. FARMER  
DOUGLAS T. SACHER

JOHN GRASON TURNBULL  
COUNSEL

December 9, 1981

Baltimore County  
Office of Planning & Zoning  
County Office Building  
Towson, Maryland 21204

Re: Petition for Re-Classification  
E/s Reisterstown Rd., 175' S of Greenspring Valley Road  
Gerald H. Cooper, et al - Petitioners  
Case No. R-82-78

Gentlemen:

Please enter the appearance of John Grason Turnbull, II  
and Turnbull, Mix & Farmer on behalf of the Petitioners in the above  
captioned matter.

Thanking you in advance for your anticipated help and  
cooperation, I remain

Very truly yours,  
TURNBULL, MIX & FARMER  
*John Grason Turnbull, II*  
John Grason Turnbull, II

JGT:pjf

CC: John W. Hessian, III, Esquire

RECEIVED  
BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
DEC 15 10 54 AM '81

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-0353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 30, 1981

A. Thomas Beckman, Esquire  
174 One North Charles Street  
Baltimore, Maryland 21201

RE: Item No. 19 - Cycle No. 1  
Petitioner - Gerald H. Cooper, et al  
Reclassification Petition

Dear Mr. Beckman:

This is to advise you that \$77.15 is due for the first advertising  
of the above property. Two additional bills will be forwarded to you in the near future.  
All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel,  
Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEL:mch

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 096972

DATE 7/7/81 ACCOUNT 01-662

AMOUNT \$77.15

RECEIVED FROM Consumer Alternatives, Inc.

FOR 1st Advertising of Item #19, Cycle #1

77.15

VALIDATION OR SIGNATURE OF CASHIER

81-1169

LAW OFFICES  
COOPER, BECKMAN & TUERK  
SUITE 404  
ONE NORTH CHARLES  
BALTIMORE, MARYLAND 21201

GERALD H. COOPER  
A. THOMAS BECKMAN  
CARL E. TUERK, JR.  
LARRY EDWARD JORDAN

May 27, 1981

Mr. Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee  
111 West Chesapeake Ave.  
Towson, Maryland 21204

RE: Item No. 19 (Cycle-April-October 81)  
Petitioner: Gerald H. Cooper, et al  
Reclassification

Dear Mr. Commodari:

Pursuant to your recent conversation with Gerald H. Cooper,  
I am enclosing herewith a new brief relative to the above  
captioned Petition. Would you please file this with the  
prior Petition which I have filed.

Very truly yours,  
COOPER, BECKMAN & TUERK  
*A. Thomas Beckman*  
A. Thomas Beckman

ATB:dis

Enclosure

Paul Lee P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21201  
827-3211

May 27, 1981

Mr. John Meyers  
State Highway Administration  
P. O. Box 717 - 707 N. Calvert Street  
Room 509 - 6th Floor  
Baltimore, Maryland 21203

Re: #9315-17 Reisterstown Road  
Cur J. G. #24061

Dear John:

Relative to our telephone conversation, please find enclosed  
herewith 2 prints of the Site Plan to Accompany Zoning Reclassi-  
fication reference to the above mentioned site.

Please note that I have revised the right-of-way width for  
Greenspring Valley Road to show 70' and added the 30' widening  
strip to Reisterstown Road.

Since we do not show any improvements to be proposed to the  
site, your remaining comments must be applicable at such time  
that the site is developed.

Thanking you for your cooperation, I remain,

Yours sincerely,  
*Paul Lee*  
Paul Lee

PL:tl  
Enclosures  
cc: Mr. Nicholas Commodari w/enc.  
Mr. Gerald Cooper w/enc.  
Engineers - Surveyors - Site Planners

LAW OFFICES  
TURNBULL, MIX & FARMER  
700 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-0700  
(301) 825-1517

JOHN GRASON TURNBULL, II  
G. WARREN MIX  
JAMES R. FARMER  
DOUGLAS T. SACHER

JOHN GRASON TURNBULL  
COUNSEL

February 18, 1983

Ms. Edith T. Eisenhart  
County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Re: Case No. R-82-78  
Cooper and Goldman

Dear Ms. Eisenhart:

I acknowledge receipt of the rescheduling of the above matter for  
April 5, 1983. As I am sure your file will reflect, I requested my  
appearance be stricken as one of the attorneys for the Petitioners leaving  
Mr. Beckman as the attorney for the Petitioners.

By copy of this letter I am advising Mr. Goldman that if he intends to  
be represented by additional counsel, he should immediately notify your  
office.

Thank you for your cooperation in this matter.

Very truly yours,  
TURNBULL, MIX & FARMER  
*John Grason Turnbull, II*  
John Grason Turnbull, II

JGT/jh

CC: Mr. Richard Goldman

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
February 15, 1983

A. Thomas Beckman, Esquire  
404 Blaustein Building  
Baltimore, Md. 21201

Re: Case No. R-82-78  
Cooper and Goldman

Dear Mr. Beckman:

Enclosed herewith is a copy of an Order passed by the Board  
of Appeals today striking their previous Order of December 1, 1982, and  
reinstating the above captioned case. Also, enclosed is a copy of the  
Notice of Assignment for the hearing on this matter, which is scheduled for  
Tuesday, April 5, 1983 at 10 a.m.

Very truly yours,  
*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Gerald Cooper  
John Grason Turnbull, II, Esq.  
Mr. Richard Goldman  
Judy Boer  
William O'Rourke  
John W. Hessian, III, Esq.  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell  
Board of Education

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
April 6, 1983

Gerald H. Cooper, Esquire  
One North Charles Street  
404 Blaustein Building  
Baltimore, Md. 21204

Re: Case No. R-82-78  
Cooper and Goldman

Dear Mr. Cooper:

Enclosed herewith is a copy of the Order of  
Dismissal passed today by the County Board of Appeals in the  
above entitled case.

Very truly yours,  
*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Richard J. Goldman  
Judy Boer  
William O'Rourke  
John W. Hessian, III, Esq.  
Board of Education  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
February 15, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT  
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN  
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-  
MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-  
ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-78

GERALD H. COOPER &  
RICHARD J. GOLDMAN

NE/S Reisterstown Rd., 175' SE of Greenspring  
Valley Rd.; also S/S of Greenspring Valley Rd.

3rd District

Reclassification from D.R. 16 to R-O

5/29/81 - Director of Planning recommended  
D.R. 16

ASSIGNED FOR: TUESDAY, APRIL 5, 1983 at 10 a.m.

cc: A. Thomas Beckman, Esq. Counsel for Petitioner (Cooper)

Gerald Cooper Petitioner

John Grason Turnbull, II, Esq. Counsel for Petitioner (Goldman) Notice sent for  
information only

Richard Goldman Petitioner

Judy Boer, Director Valleys Planning Council

Mr. Wm. O'Rourke

John W. Hessian, III, Esq. People's Counsel

Mr. W. E. Hammond

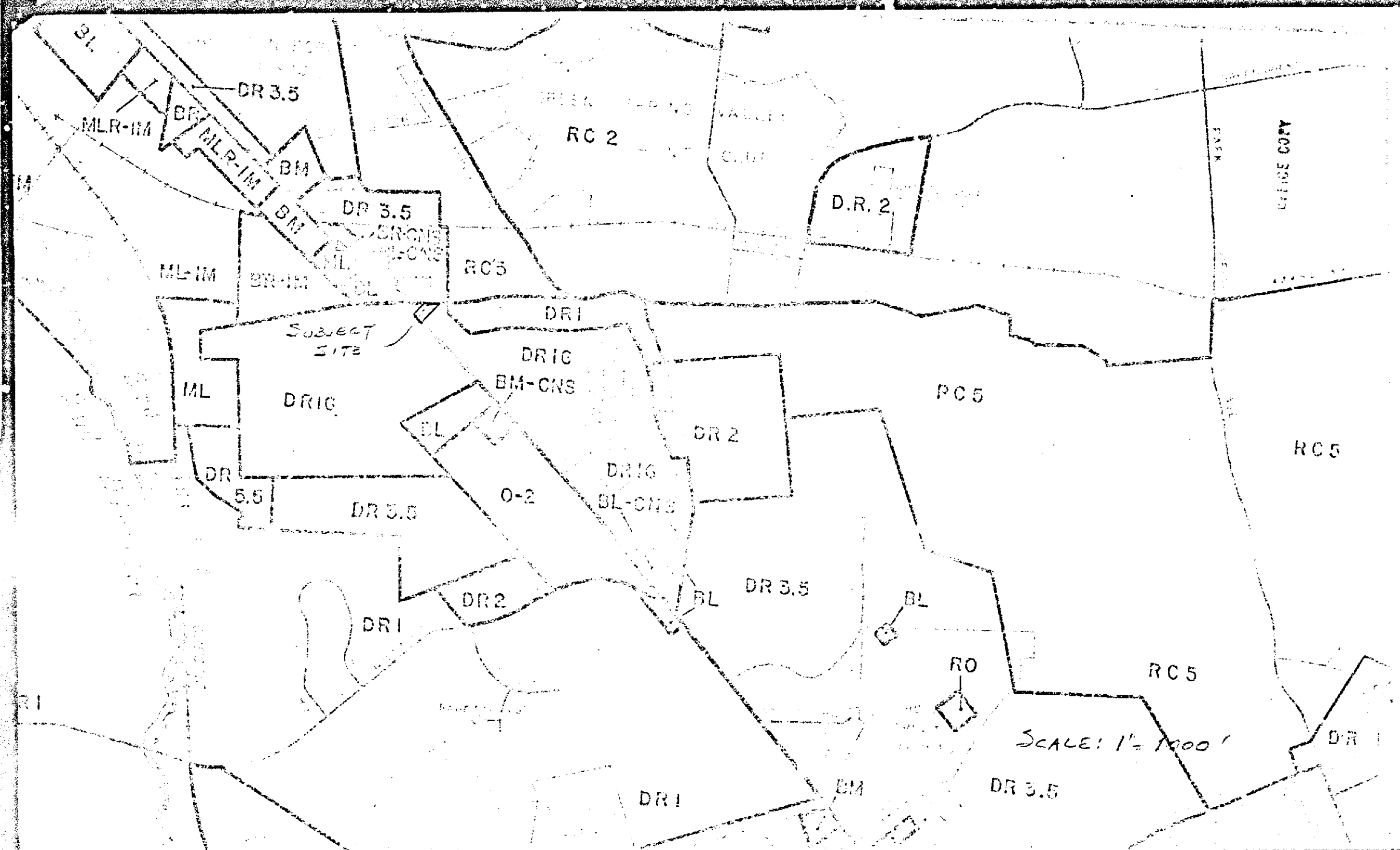
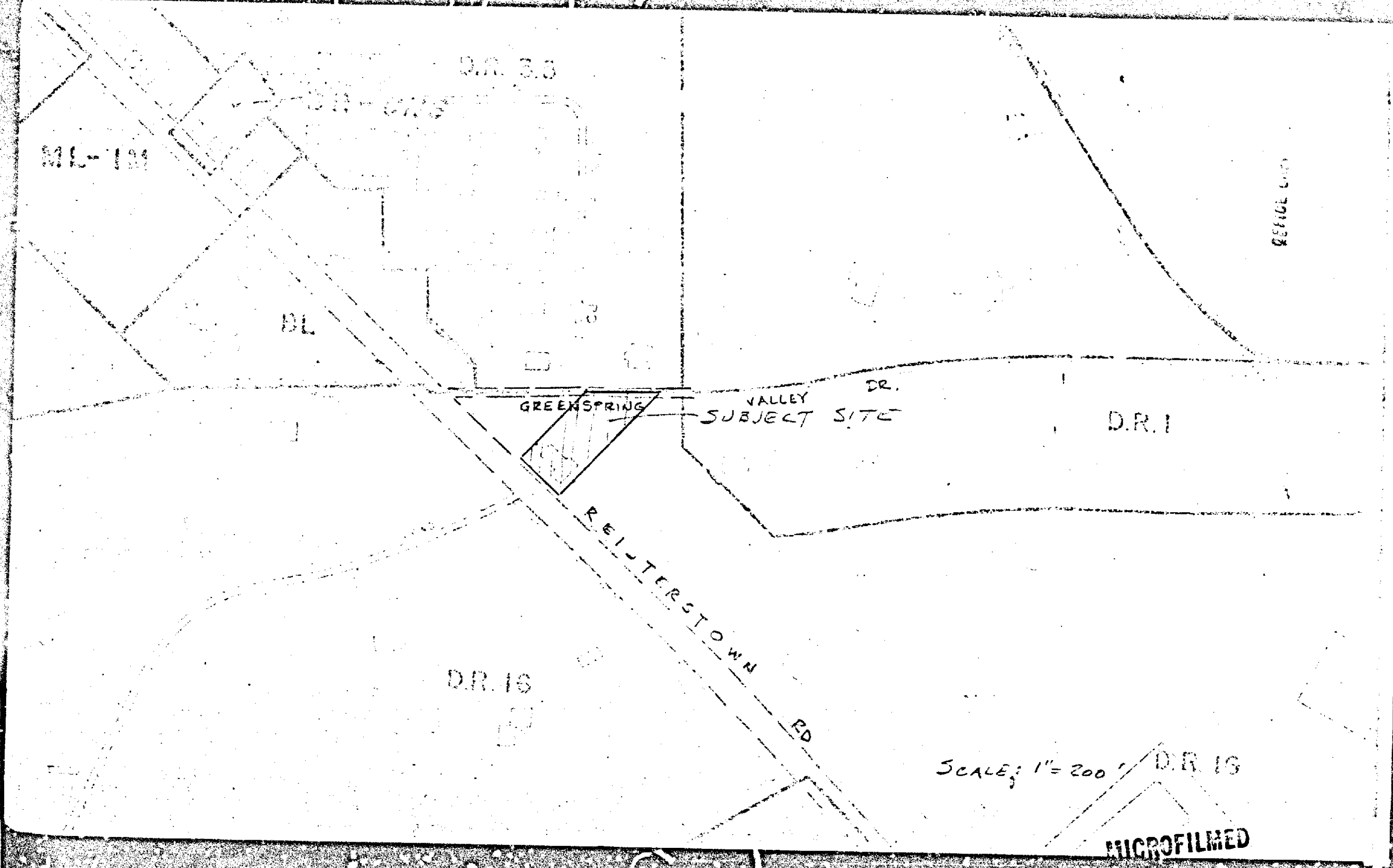
Mr. J. E. Dyer

Mr. N. E. Gerber

Mr. J. G. Hoswell  
Board of Education

Edith T. Eisenhart, Adm. Secretary





**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: \_\_\_\_\_

Posted for: RE-CLASSIFICATION

Petitioner: GERALD H. COOPER

Location of property: E/S REISTERSTOWN RD. 175' SOUTH OF GREENSPRING VALLEY ROAD

Location of Signs: H-1 EAST SIDE OF REISTERSTOWN RD. APPROX. 190' SOUTH OF GREENSPRING VALLEY RD. H-2 SOUTH SIDE OF GREENSPRING VALLEY RD. APPROX. 300' EAST OF REISTERSTOWN ROAD.

Remarks: \_\_\_\_\_

Posted by: S. J. Oate Date of return: 11-13-81

Number of Signs: 2

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 101688

DATE: 10/28/81 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Cooper, Beckman & Tuerk

FOR: Filing fee for Case #R-82-78 (Cooper, et al)

2337044 20 50.0004

VALIDATION OR SIGNATURE OF CASHIER

**PETITION FOR RE-CLASSIFICATION 3rd DISTRICT**

ZONING: Petition for Re-classification

LOCATION: East side of Reisterstown Road, approximately 175 ft. South of Greenspring Valley Road

DATE & TIME: Tuesday, November 24, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 16  
Proposed Zoning: R.O.

All that parcel of land in the Third District of Baltimore County Beginning for the same at a point on the east side of Reisterstown Road, said point being located 175 ± south of the center of Greenspring Valley Drive, thence leaving said east side of Reisterstown Road (1) North 45° 45' E 175 ± to intersect the existing D.R. 16-D.R. 3.5 zoning line which also is the centerline of the existing paving of Greenspring Valley Drive, thence binding along said zoning line (2) Easterly 150 ±, thence leaving said zoning line, (3) S 45° 45' W 280 ± to the east side of Reisterstown Road, thence binding on the east side of Reisterstown Road, (4) N 45° W 100' to the place of beginning. Containing 0.59 acres of land, more or less.

Being the property of Gerald H. Cooper, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 at 10:00 A.M.

Public Hearing: Room 218, Courthouse, Towson, Maryland.

By Order of  
WILLIAM T. HACKETT,  
Chairman  
County Board of Appeals  
of Baltimore County  
Nov. 6.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on successive weeks before the 24th day of November, 1981, the 106th publication appearing on the 5th day of November, 1981.

THE JEFFERSONIAN  
*S. Frank Strickland*  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

26-60

COMMUNITY  
**Office of The Carroll County Times**

Westminster, Md., November 5, 1981

THIS IS TO CERTIFY that the annexed Baltimore County, Md. (1-29964) was published for one (1) successive weeks previous to the 5th day of November, 1981, in The Carroll County Times a daily newspaper published in Westminster, Carroll County, Maryland.

COMMUNITY  
THE CARROLL COUNTY TIMES  
Per *F. D. Calhoun*

**PETITION FOR RE-CLASSIFICATION 3rd DISTRICT**

ZONING: Petition for Re-classification

LOCATION: East side of Reisterstown Road, approximately 175 ft. South of Greenspring Valley Road

DATE & TIME: Tuesday, November 24, 1981 at 10:00 a.m.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

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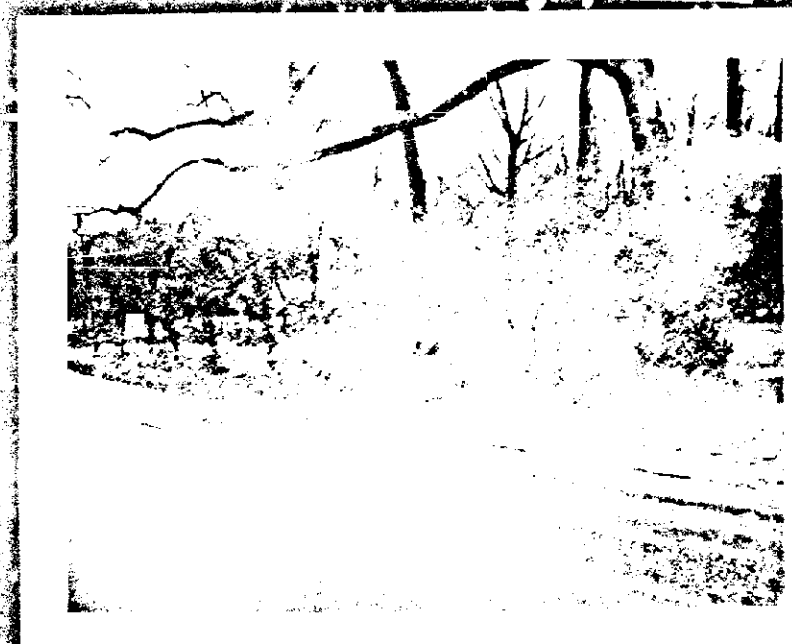
Being the property of Gerald H. Cooper, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 at 10:00 a.m.

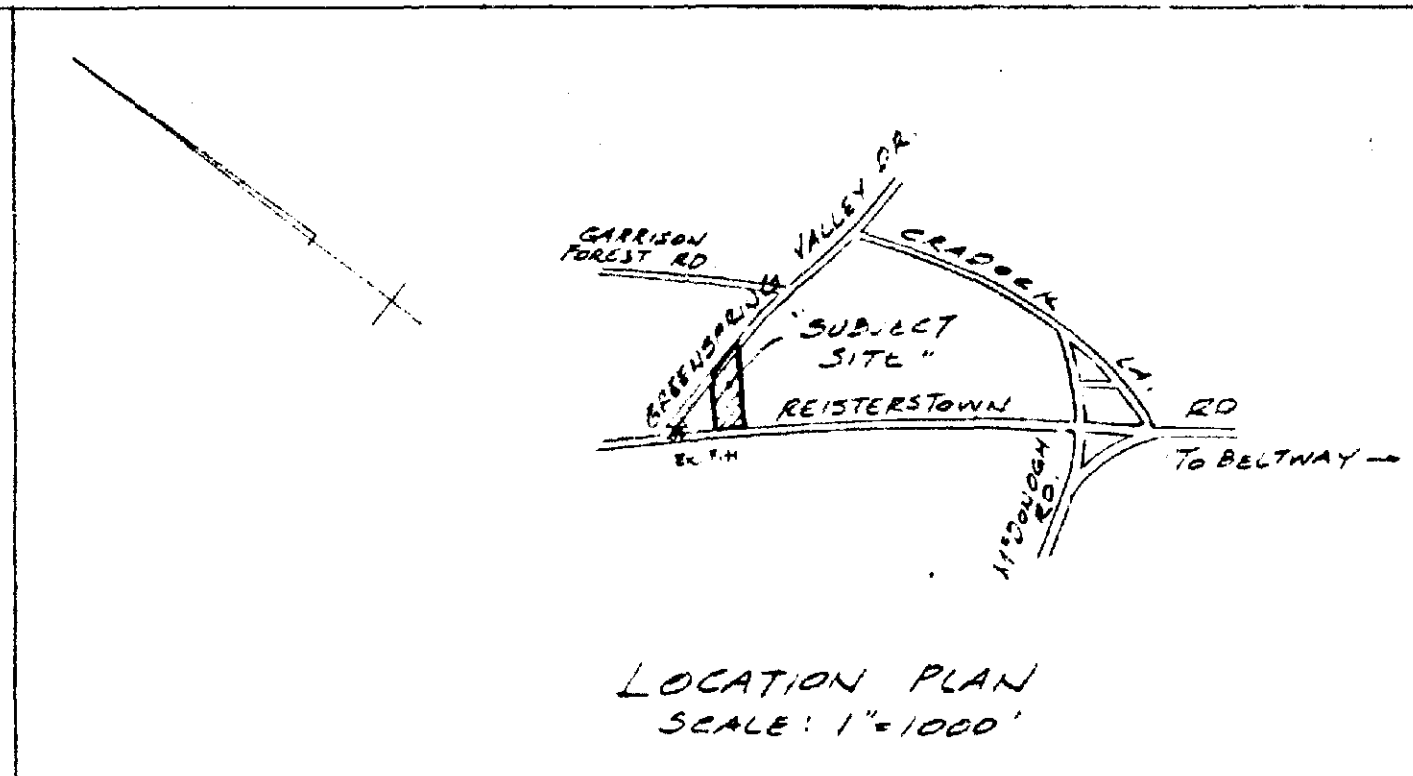
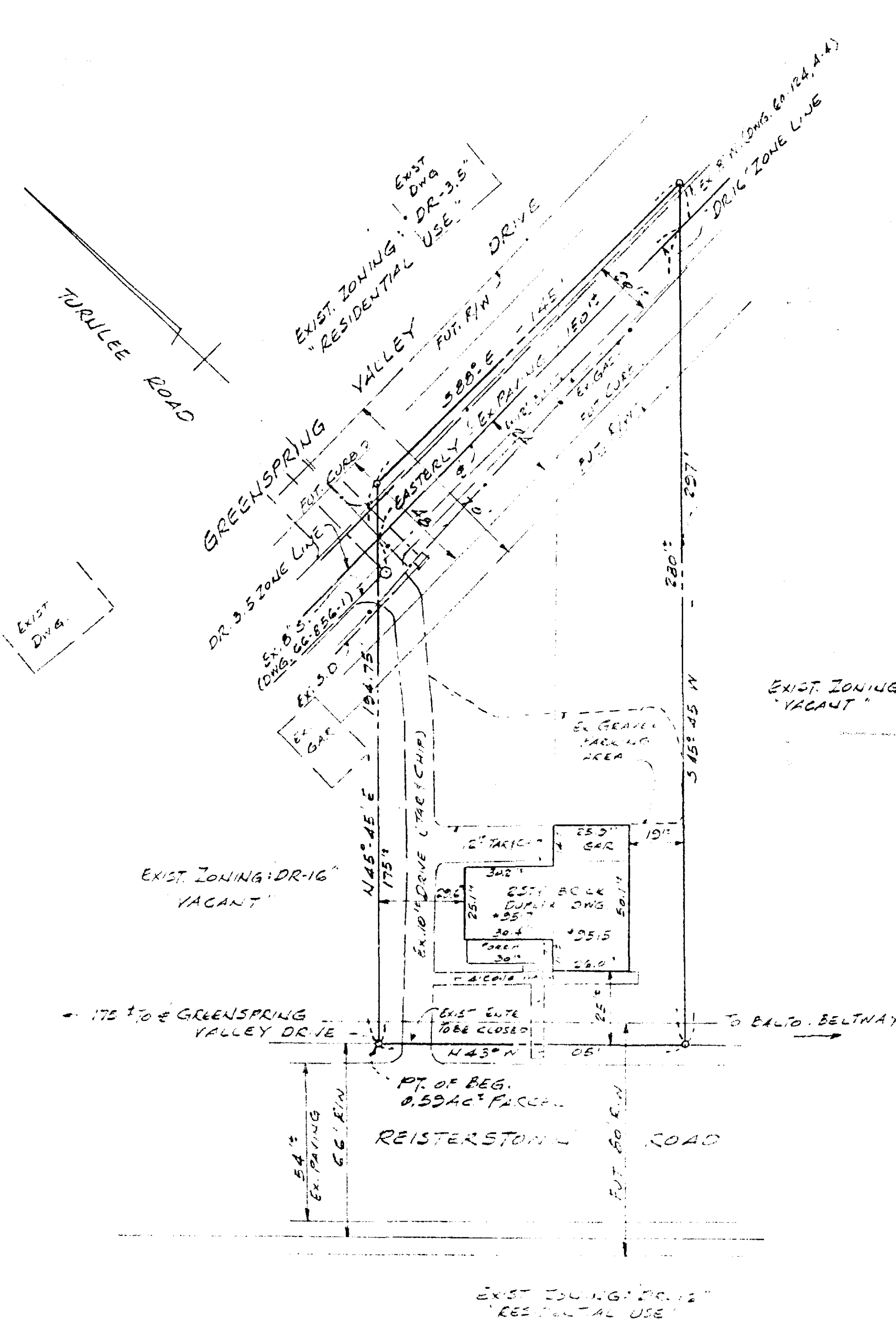
Public Hearing: Room 218, Courthouse, Towson, Maryland.

By Order of  
William T. Hackett, Chairman  
County Board of Appeals  
Of Baltimore County

(99) Local Notices (59) Legal Notices



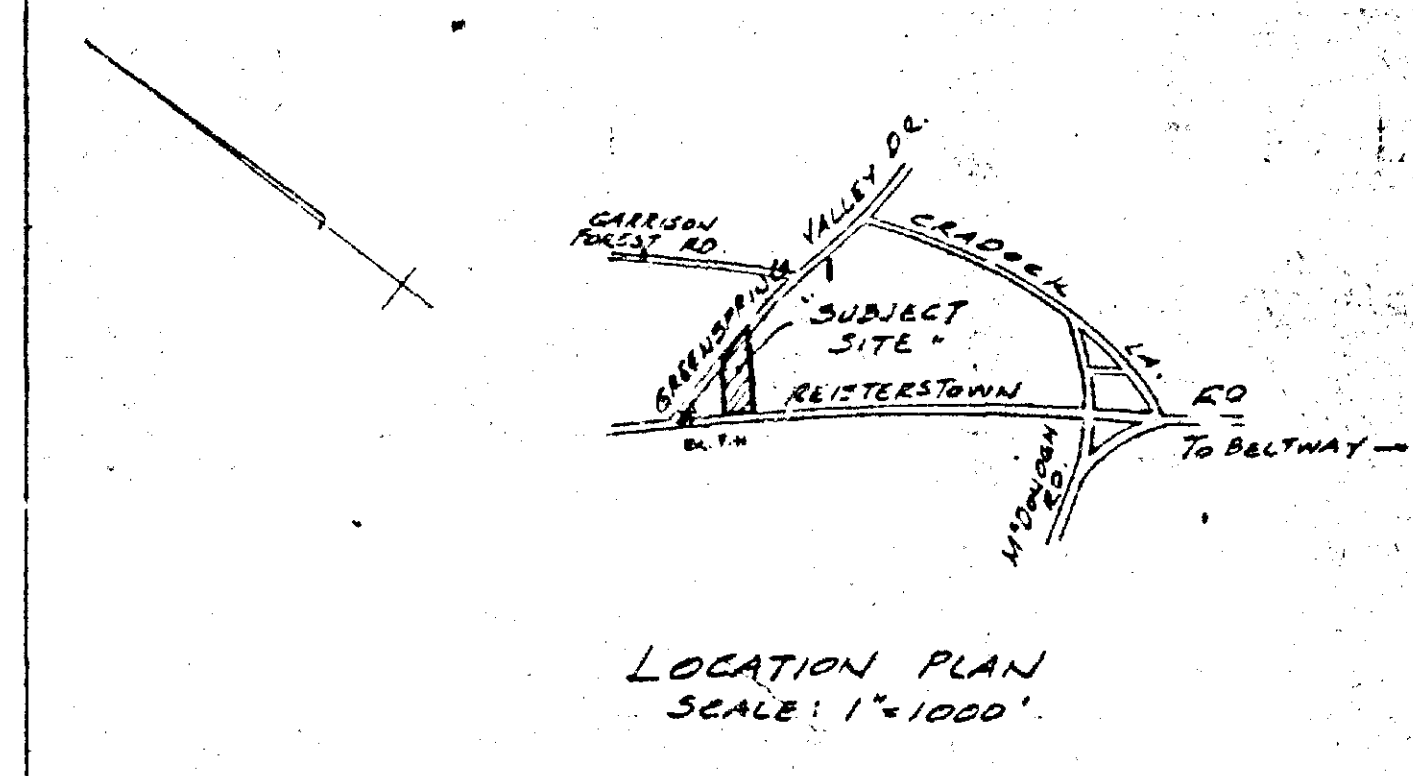
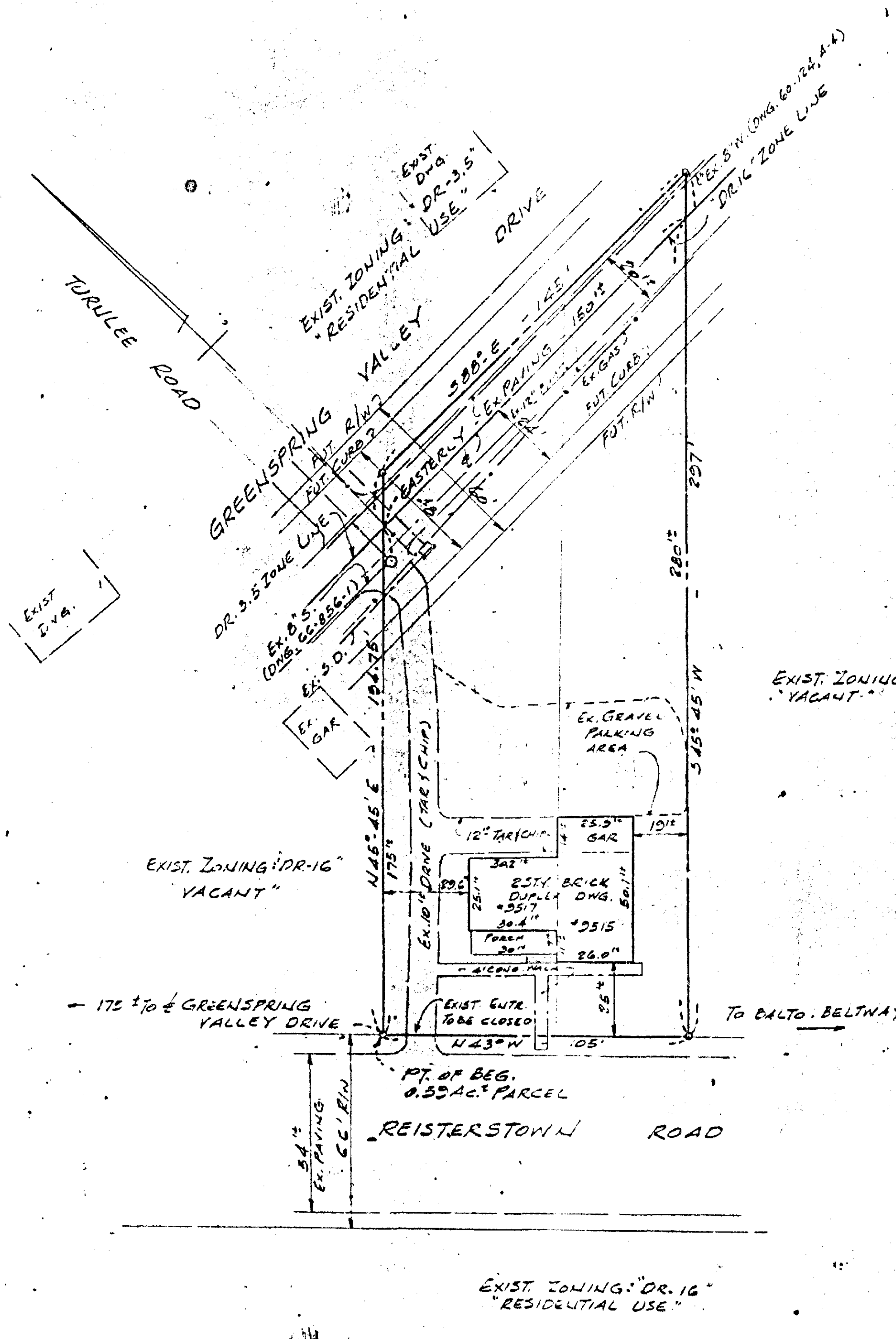




- GENERAL NOTES -
1. TOTAL AREA OF SITE = 0.55 AC.
  2. EXISTING ZONING OF PROPERTY = DR-16
  3. EXISTING USE OF PROPERTY = RESIDENTIAL USE
  4. PROP. ZONING OF PROPERTY = RD
5. EXIST. SEWER & WATER AVAILABLE TO SITE.
6. DEVELOPER TO CLOSE ENTRANCE TO REISTERSTOWN RD.
7. SITE LOCATED IN JULES FALLS DRAINAGE AREA
8. EXIST. PORCH TO BE ENCLOSED.

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF  
\*9515 & \*9517 REISTERSTOWN ROAD  
ELECT. DIST. 3 BALTIMORE COUNTY, MD  
SCALE: 1"=30' FEBRUARY 20, 1981  
REV. MAY 27, 1981

REVISED PLANS  
JUN 1 1981

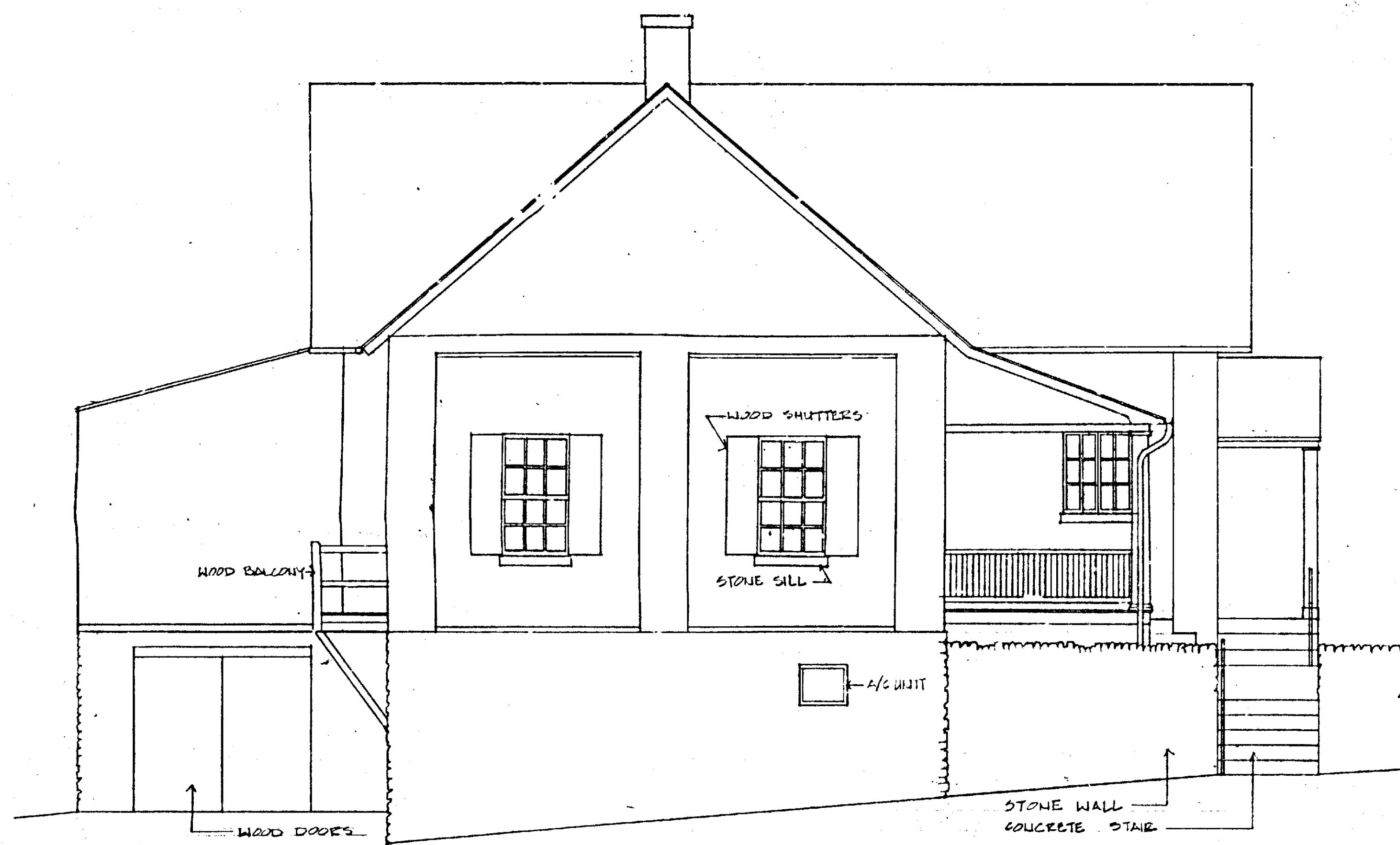


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8. EXIST. PORCH TO BE ENCLOSED.

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF  
\*9515 & \*9517 REISTERSTOWN ROAD  
ELECT. DIST. 3 BALTIMORE COUNTY, MD  
SCALE: 1"=30' FEBRUARY 20, 1981

REVISED PLANS  
APR 3 1981  
ITEM #19  
CYCLE

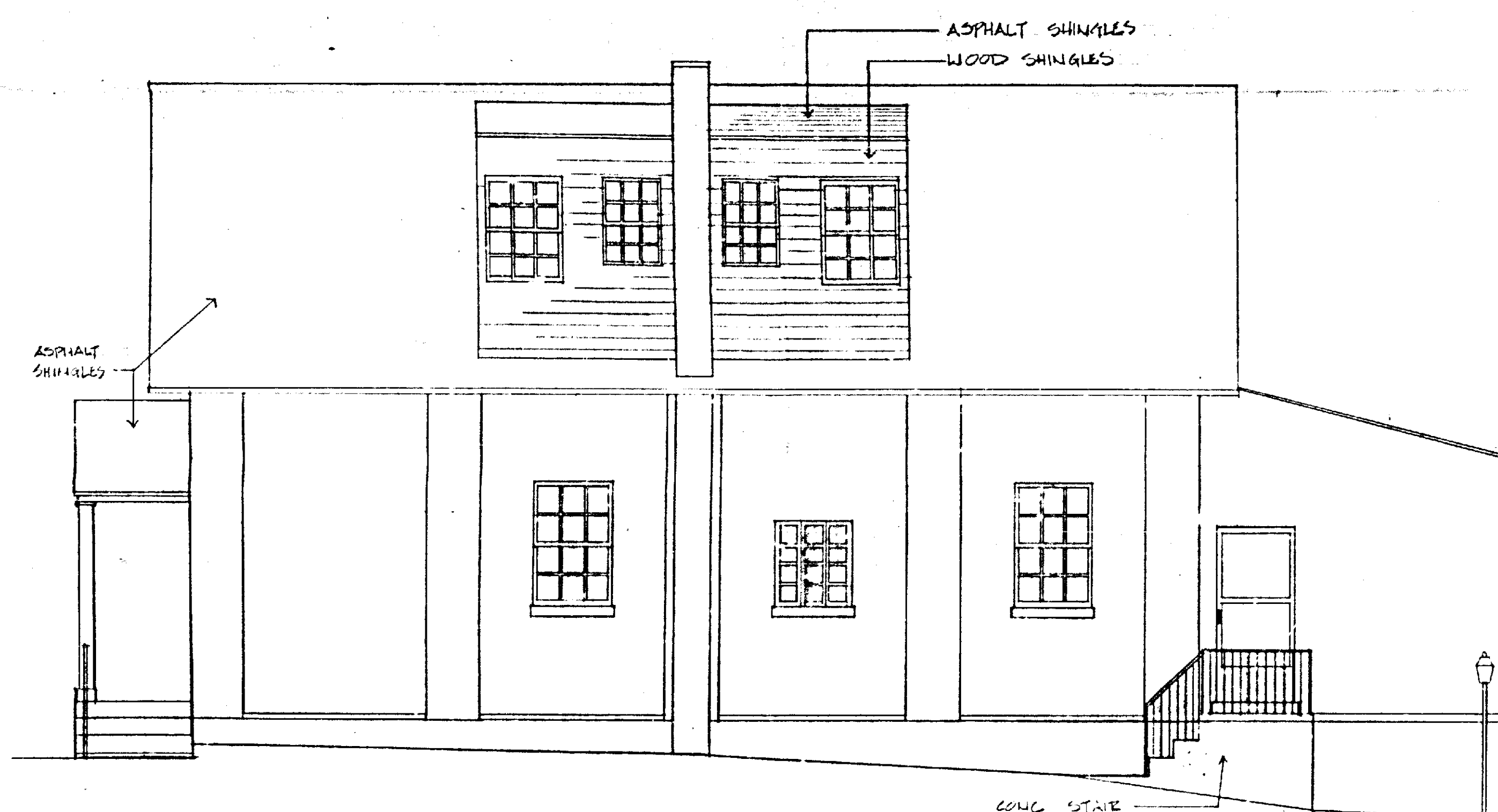
W. H. ... Inc.  
300 N. ...  
Baltimore, Maryland 21201



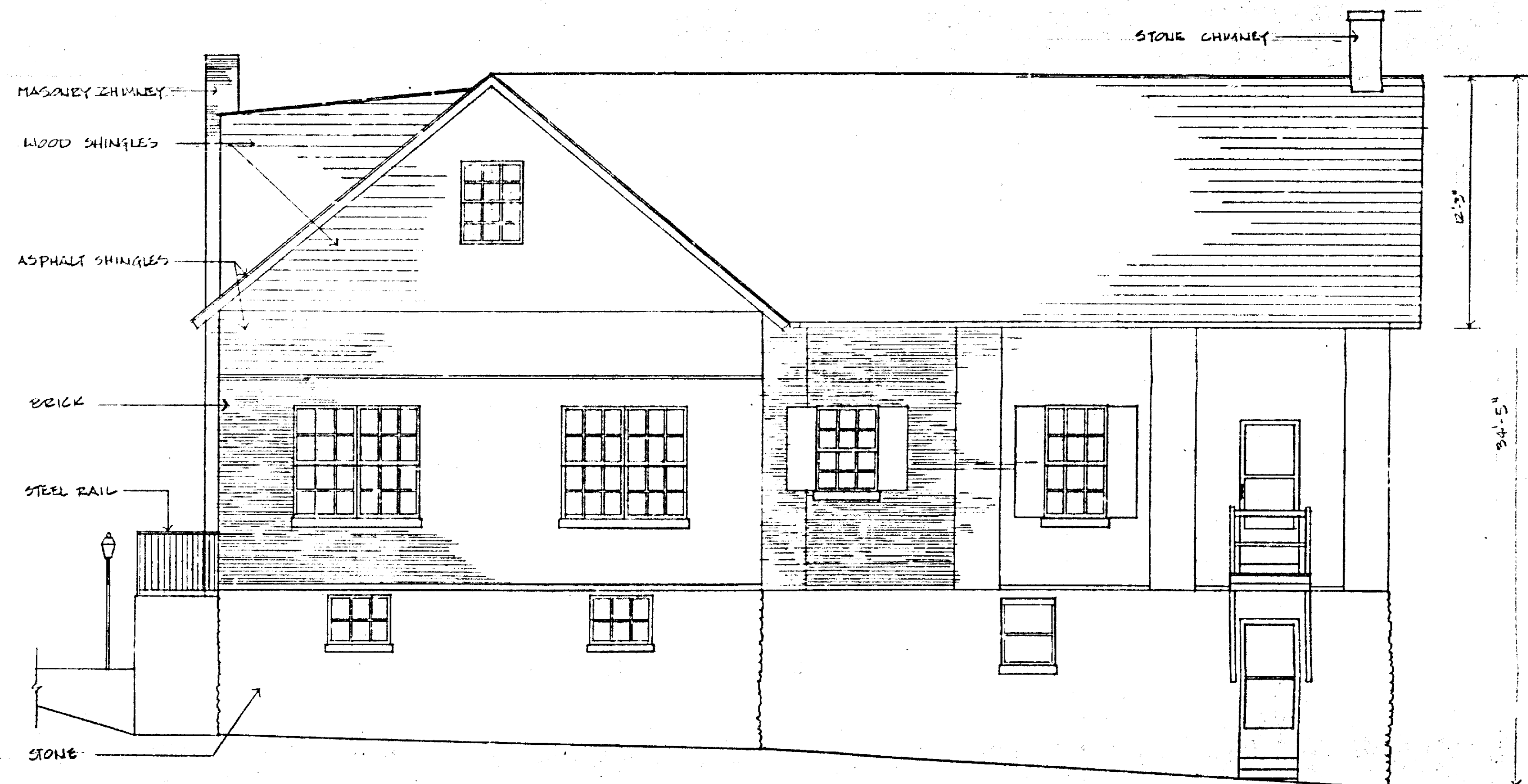
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



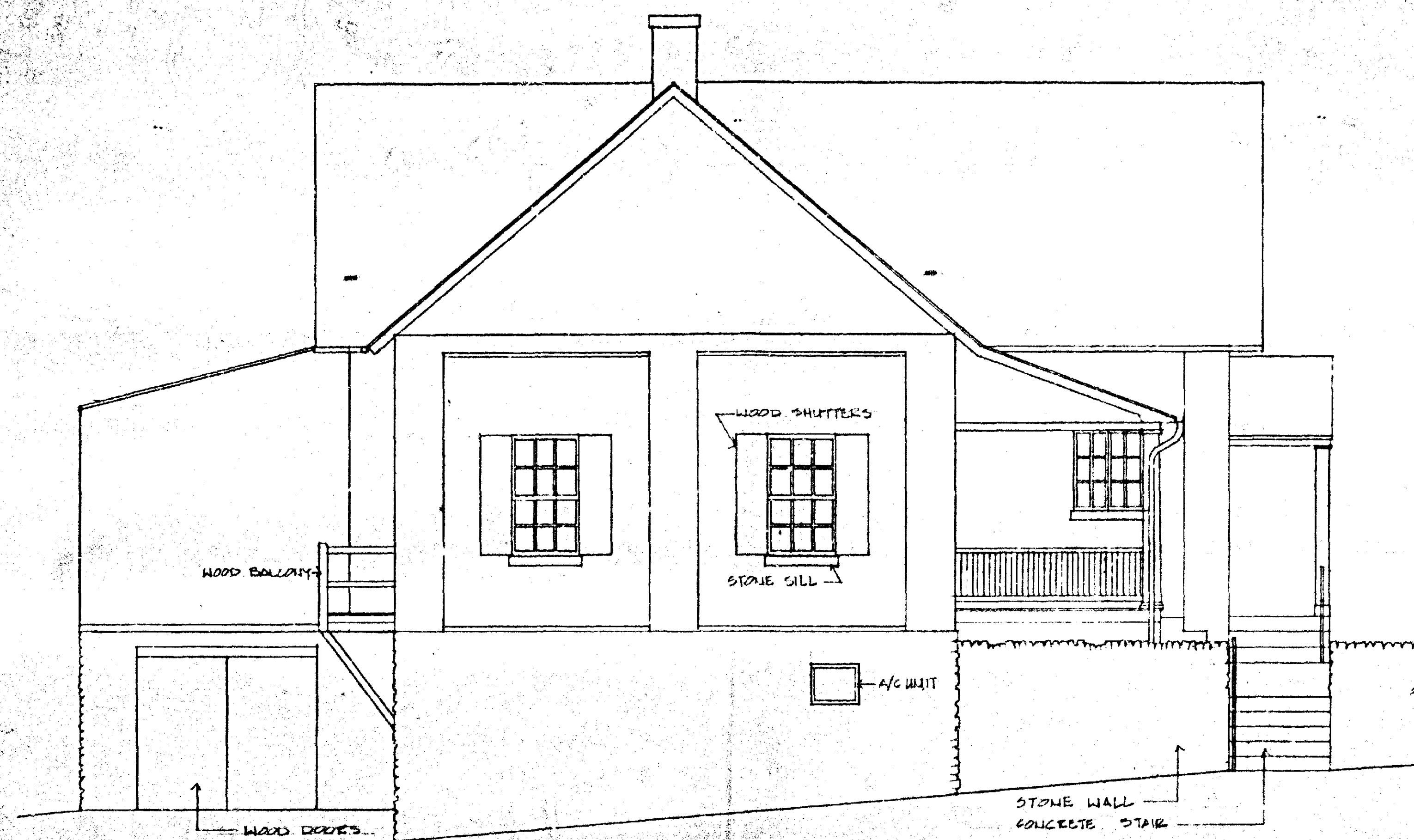
ELEVATIONS OF RESIDENCE  
9515-17 REISTERSTOWN ROAD  
GARRISON, MARYLAND 21055

C & G DEVELOPMENT/JOINT VENTURE  
20 GWYNNS MILL COURT  
OWINGS MILLS, MARYLAND 21117

SCALE 1/4"=1'-0"  
MAY 1982



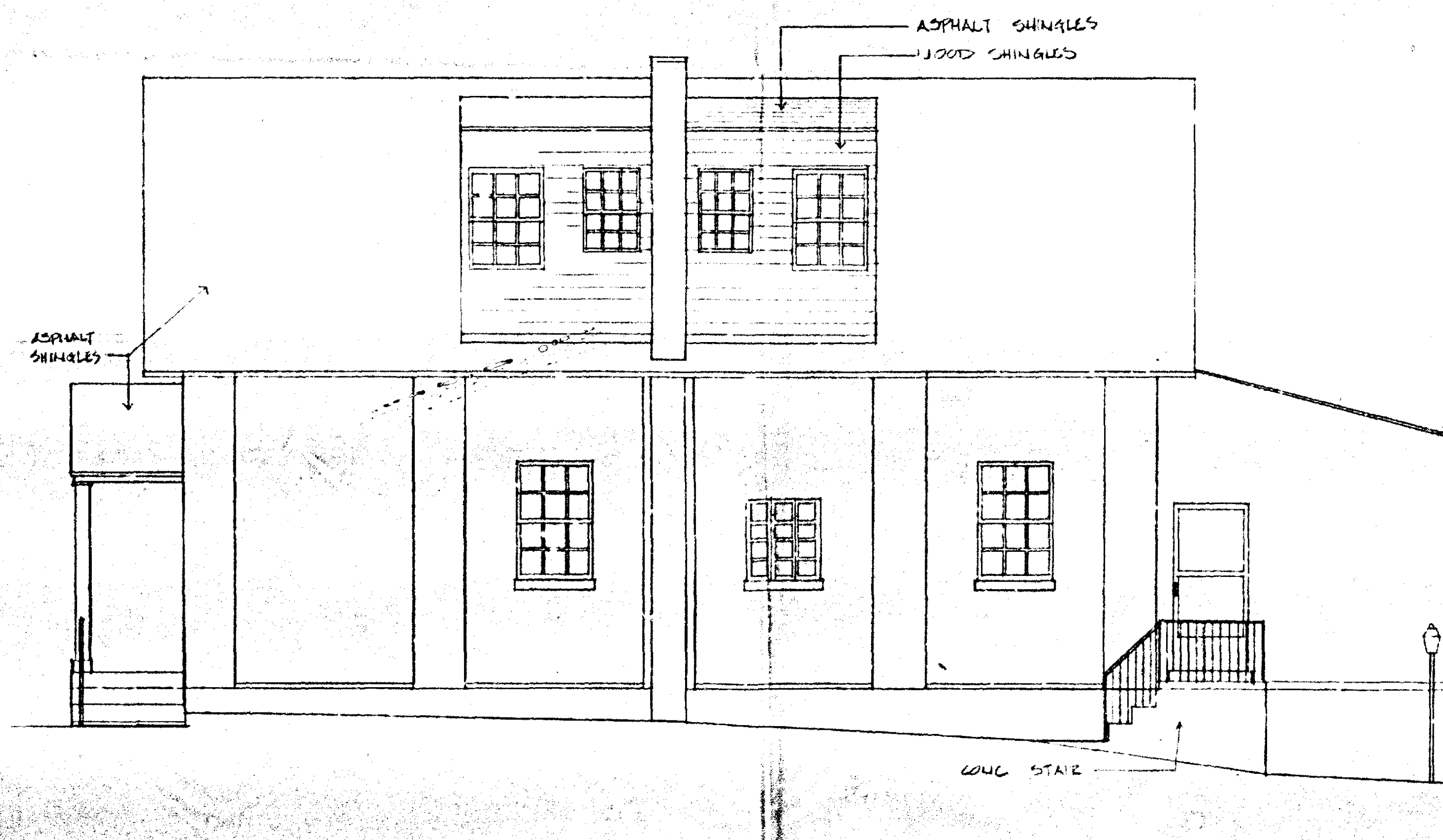




NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



ELEVATIONS OF RESIDENCE  
9515-17 REISTERSTOWN ROAD  
GARRISON, MARYLAND 21055

C & G DEVELOPMENT/JOINT VENTURE  
20 GUYMONS MILL COURT  
OWINGS MILLS, MARYLAND 21117

SCALE 1/4" = 1'-0"  
MAY 1982



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

June 29, 1981

A. Thomas Beckman, Esquire  
1401 One North Charles Street  
Baltimore, Maryland 21201

RE: Item No. 19 (Cycle 1 - April-Oct. 1981)  
Petitioner - Gerald H. Cooper, et al  
Reclassification Petition

Dear Mr. Beckman:

Enclosed please find addendum comments for the above-referenced case.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Paul Lee Engineering, Inc.  
304 W. Pennsylvania Avenue  
Towson, Maryland 21204



## Maryland Department of Transportation

State Highway Administration

James J. O'Dell, III  
Secretary  
M. S. Caltrider  
Administrator

June 10, 1981

Mr. Walter Reiter, Chairman  
Board of Zoning Appeals  
County Office Bldg.  
Towson, Md. 21204

Re: Cycle Zoning, Item 19  
Looper Property  
Green Spring Valley Rd.  
(Route 130) @ Reisterstown Rd.

Attention: Mr. Nicholas Commodari

Dear Mr. Reiter:

We have recently received a new plan of the subject site, revised May 27, 1981, which indicates proposed 70' right of way for Green Spring Valley Road, and 80' right of way for Reisterstown Road. These rights of way have been reviewed by the State Highway Administration's Planning Office and District Engineer and were found to be acceptable, however, any future plan must clearly indicate entrance and highway improvements along Green Spring Valley Road.

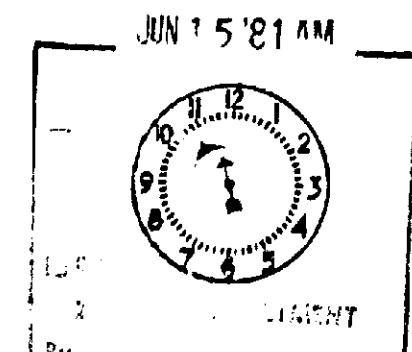
Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*John E. Meyers*  
By: John E. Meyers

CL:JEM:vrd

cc: Mr. P. Lee  
Mr. H. McCullough  
Mr. R. Spalding  
Mr. G. Wittman



My telephone number is (301) 659-1350

Box 777 North Calvert St., Baltimore, Maryland 21203



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Office of Law  
Courthouse  
Towson, Maryland 21204

Item No. 19 - ZAC meeting of March 16, 1981  
Property Owner - Gerald H. Cooper & Richard J. Goldman  
Location: E/S Reisterstown Road 175' S. of Greenspring Valley Road  
Existing Zoning: D. R. 16  
Proposed Zoning: R-O  
Acres: 0.59  
District: 3rd

Dear Mr. Reiter:

No major increase in traffic generation is anticipated by the requested zoning change from D. R. 16 to R-O. All access to this site should be from Greenspring Valley Road.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/bza



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

April 6, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #19, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Gerald H. Cooper & Richard J. Goldman  
Location: E/S Reisterstown Road 175' S. of Greenspring Valley Road  
Existing Zoning: D. R. 16  
Proposed Zoning: R-O  
Acres: 0.59  
District: 3rd

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter Reiter, Chairman, Board of Appeals  
FROM: Mr. Charles E. Burnham, Plans Review Chief, Permits and Licenses  
SUBJECT: Cycle I - 1981

RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Gerald H. Cooper & Richard J. Goldman  
LOCATION: E/S Reisterstown Road 175' S of Greenspring Valley Road  
EXISTING ZONING: D.R. 16  
PROPOSED ZONING: R-O  
ACRES: 0.59  
DISTRICT: 3rd

ITEM NO. 19

A change of occupancy permit shall be required, as well as an alteration permit to upgrade the structure to the proposed new use Code requirements.

Handicap parking shall be located so the handicapped person is not compelled to walk behind parked vehicles.

NOTE: All comments are based on data provided on site plans and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the listed information.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

CC: Nick Commodari

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 23, 1981

Mr. Walter Reiter  
Chairman, Board of Appeals  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No. 19  
Property Owner: Gerald H. Cooper & Richard J. Goldman  
Location: E/S Reisterstown Rd. 175' S. of Greenspring Valley Road  
Present Zoning: D.R. 16  
Proposed Zoning: R-O

### School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Comment: Acreage too small to have an effect on student population.

Student Yield With:	Existing Zoning	Proposed Zoning
---------------------	-----------------	-----------------

Elementary  
Junior High  
Senior High

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7010

PAUL H. REINCKE  
CHIEF

March 19, 1981

Mr. William Hammond cc: Walter Reiter  
Zoning Commissioner Chairman of Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Gerald H. Cooper & Richard J. Goldman  
Location: E/S Reisterstown Road 175' S of Greenspring Valley Road  
Item No.: 19 Zoning Agenda: Meeting of March 16, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard no. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reincke* Noted and Approved: *George M. Hammond*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204

Feb. 22, 1982

### NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-78

GERALD H. COOPER &  
RICHARD J. GOLDMAN

(To receive Plan)

NE/S Reisterstown Rd., 175' SE of Greenspring Valley Rd.; also S/S of Greenspring Valley Rd.

3rd District

Reclassification from DR 16 to R-O

5/29/81 - Director of Planning recommended DR 16

### ASSIGNED FOR:

TUESDAY, MARCH 2, 1982, at 9:30 a.m.

cc: A. Thomas Beckman, Esq. Counsel for Petitioners OUT 4-5-83  
Gerald Cooper and Richard Goldman Petitioners

J. W. Hession, Esq. People's Counsel

Bd. of Education

Judy Boer - *Valley Planning Council*  
219 Washington Ave. - 21204

Loel Dawson - NOT IN PHONE BOOK

Wm. O'Rourke - 156 GREENSPRING VALLEY RD.  
GARRISON, MD. 21155

John G. Turnbull, II, Esq. Counsel for Petitioners OUT 1-12-83

W. E. Hammond

J. E. Dyer

N. Gerber

J. Hoswell

June Holmen, Secy.







IN THE MATTER OF THE \* BEFORE THE  
APPLICATION OF GERALD H. COOPER \* COUNTY BOARD OF APPEALS  
AND RICHARD J. GOLDMAN \* OF BALTIMORE COUNTY  
FOR REZONING FROM D.R. 16 TO R-O \* No. R-82-78  
\* \* \* \* \*

**PETITION TO STRIKE ORDER OF DISMISSAL AND  
REINSTATE PETITION ON BEHALF OF THE PETITIONERS**

Now comes Richard J. Goldman by John Grason Turnbull, II and Turnbull, Mix & Farmer, his attorneys, and requests that the Petition to Strike Order of Dismissal and Reinstate Petition on Behalf of the Petitioners be granted and for reasons therefore says:

1. That the attorney for Richard J. Goldman appeared before the Board of Appeals on December 1, 1982, and in accordance with the request of Mr. Goldman dismissed the above matter and withdrew the Petition.
2. That the said Richard J. Goldman had indicated that he had the necessary authority to make such decision and that he would not bear any additional expenses for expert witnesses, attorney's fees, etc.
3. That this attorney had not been retained nor discussed this matter with the Petitioner, Gerald H. Cooper, but had received a retainer from Mr. Goldman and had received all instructions concerning this matter from him.
4. That however, subsequent to the dismissal of said Petition, the said Gerald H. Cooper, through his attorney, has indicated that Mr. Goldman did not discuss same with him and he, the said Gerald H. Cooper, will now be responsible for any and all costs necessary to pursue said Petition.
5. That this attorney does believe that the Petition has merit and at this time the interest of justice would now request a hearing to be rescheduled and testimony taken on the Petitioner's request.
6. That no prejudice will result to anyone in the reopening of said case and the renewal of said Petition, and as hereinbefore stated due to the misunderstanding or dispute between the parties the interest of justice requests that this matter be heard on the merits.

WHEREFORE, it is respectfully requested that this Board reopen and reschedule the Petition filed on behalf of said Petitioners.

*John Grason Turnbull, II*  
JOHN GRASON TURNBULL, II  
TURNBULL, MIX & FARMER  
705 Washington Avenue  
Towson, Maryland 21204  
828-0700  
Attorney for Petitioner

I HEREBY CERTIFY that on this 27th day of December, 1982, a copy of the foregoing Petition to Strike Order of Dismissal and Reinstate Petition on Behalf of the Petitioners was mailed to John W. Hessian, Esquire, Peoples' Counsel, County Court House, 409 Washington Avenue, Towson, Maryland 21204.

*John Grason Turnbull, II*  
JOHN GRASON TURNBULL, II

IN THE MATTER OF THE \* BEFORE THE  
APPLICATION OF GERALD H. COOPER \* COUNTY BOARD OF APPEALS  
AND RICHARD J. GOLDMAN \* OF BALTIMORE COUNTY  
FOR REZONING FROM D.R. 16 TO R-O \* No. R-82-78  
\* \* \* \* \*

**ORDER TO STRIKE APPEARANCE**

MR. CLERK:

Please strike my appearance on behalf the Petitioners in the above entitled matter.

COOPER, BECKMAN & TURK

*A. Thomas Beckman*  
A. THOMAS BECKMAN  
404 Blaustein Building  
One North Charles Street  
Baltimore, Maryland 21201  
539-0300

I HEREBY CERTIFY that on this 31<sup>st</sup> day of March, 1983, a copy of the foregoing Order to Strike Appearance was mailed to Richard J. Goldman, Telesaver, Inc., 20 Gwynns Mill Court, Owings Mills, Maryland 21117; and Gerald H. Cooper, Esq., One North Charles Street, 404 Blaustein Building, Baltimore, Maryland 21201.

*A. Thomas Beckman*  
A. THOMAS BECKMAN

IN THE MATTER OF THE \* BEFORE THE  
APPLICATION OF GERALD H. COOPER and  
RICHARD J. GOLDMAN \* COUNTY BOARD OF APPEALS  
FOR REZONING OF PROPERTY \* OF  
LOCATED ON THE \* BALTIMORE COUNTY  
175<sup>th</sup> SE of Reisterstown Road,  
175<sup>th</sup> SE of Greenspring Valley Road, also S/S of  
Greenspring Valley Road \* No. R-82-78  
3rd District \*  
From D.R. 16 to R-O

**ORDER OF DISMISSAL**

Petition of Gerald H. Cooper and Richard J. Goldman for reclassification from D.R. 16 to R-O of property located on the northeast side of Reisterstown Road 175 feet southeast of Greenspring Valley Road; also on the south side of Greenspring Valley Road, in the Third Election District of Baltimore County.

WHEREAS, in open hearing on December 1, 1982, and prior to the taking of any testimony, the attorney for the Petitioners dismissed and withdrew the petition filed on behalf of said Petitioners in the above entitled matter; and

WHEREAS, on December 28, 1982, attorney for the Petitioners filed a Petition to Strike Order of Dismissal and Reinstate Petition on Behalf of the Petitioners; and

WHEREAS, said attorney for Petitioner Goldman advised the Board that he had not been retained by nor discussed this matter of dismissal with Petitioner Cooper; and

WHEREAS, the said attorney for the said Petitioner Goldman requested the Board to reopen and reinstate the case for hearing; and

WHEREAS, on February 15, 1983, the Board of Appeals passed an Order striking the aforementioned dismissal and reinstating the case; and

WHEREAS, in open hearing before the Board on April 5, 1983, and prior to the taking of any testimony, Petitioner Cooper made a Motion to dismiss and withdraw the said petition without prejudice; and

WHEREAS, Petitioner Cooper testified that the above legal maneuvering was occasioned by misunderstandings by the partners in the petition

COOPER and GOLDMAN - #R-82-78

2.

and that they have now decided not to pursue the petition process but to make the matter an issue in the 1984 mapping process;

IT IS HEREBY ORDERED, this 6th day of April, 1983, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*Patricia Phypers*  
Patricia Phypers

*Keith S. Franz*  
Keith S. Franz

**PETITION FOR RE-CLASSIFICATION  
3rd DISTRICT**

ZONING: Petition for Re-classification  
LOCATION: East side of Reisterstown Road, approximately 175 ft. South of Greenspring Valley Road  
DATE & TIME: Tuesday, November 24, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: D, R, 16  
Proposed Zoning: R, O.

All that parcel of land in the Third District of Baltimore County

Being the property of Gerald H. Cooper, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 24, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Paul Lee P.E.

*Paul Lee Engineering Inc.*  
Paul Lee Engineering Inc.  
555 W. Pennsylvania Ave.  
Towson, Maryland 21204  
828-5541

**DESCRIPTION**

0.59 ACRE ± PARCEL

EAST SIDE OF REISTERSTOWN ROAD SOUTH OF GREENSPRING VALLEY DRIVE

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Reclassification from DR-16 to "RO" for office use.

Beginning for the same at a point on the east side of Reisterstown Road, said point being located 175'± southerly from the center of Greenspring Valley Drive, thence leaving said east side of Reisterstown Road (1) North 45°45' E 175'± to intersect the existing DR-16--DR-3.5 zoning line which also is the centerline of the existing paving of Greenspring Valley Drive, thence binding along said zoning line (2) Easterly 150'±, thence leaving said zoning line, (3) S 45°45' W 280'± to the east side of Reisterstown Road; thence binding on the east side of Reisterstown Road, (4) N 43° W 105' to the place of beginning. Containing 0.59 acres of land, more or less.



Engineers - Surveyors - Title Planners 2/20/8.

LAW OFFICES  
TURNBULL, MIX & FARMER  
705 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II  
O. WARREN MIX  
JAMES R. FARMER  
DOUGLAS T. SACRBE

December 1, 1982

County Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Matter of Gerald H. Cooper  
R-82-78

Dear Sir:

Enclosed please find an Order to Dismiss which I would appreciate your accepting for filing in reference to the above matter.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

TURNBULL, MIX & FARMER

*John Grason Turnbull II*  
John Grason Turnbull, II

JGT/jh

Enclosure



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, Director  
 TO: Office of Planning and Zoning  
 William T. Hackett, Chairman  
 FROM: County Board of Appeals  
 SUBJECT: Case No. R-82-78, Item #19, Cycle I  
 Gerald H. Cooper and Richard J. Goldman

Date: July 26, 1982

A hearing on the above entitled case was held on Thursday, July 22, 1982, at which time the attorney for the Petitioner submitted amended material. In compliance with the provisions of County Council Bill No. 46-79, we are forwarding the amended materials to you for appropriate action.

William T. Hackett, Chairman  
 County Board of Appeals of Baltimore County

June 15, 1982

William T. Hackett, Chairman  
 County Board of Appeals  
 Room 219, Court House  
 Towson, Maryland 21204

Re: Case No. R-82-78  
 Gerald H. Cooper and Richard J. Goldman

Dear Mr. Hackett:

To amend my previous comment with regard to the above matter, I would like to indicate that the days of operation will be Monday through Friday and, in order that the traffic flow be minimal, we have no intention of renting to a medical doctor and/or dentist.

Trusting the foregoing meets with your approval,

I remain

Very truly yours,  
 TURNBULL, MIX & PARMER

John Grason Turnbull, II

JGT:pjf

CC: Mr. James Hoswell

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May 24, 1982

William T. Hackett, Chairman  
 County Board of Appeals  
 Room 219, Court House  
 Towson, Maryland 21204

Re: Case No. R-82-78  
 Gerald H. Cooper and Richard J. Goldman

Dear Mr. Hackett:

As stated in the letter to the Board of Appeals in accordance with the April 1, 1982 Interoffice Correspondence from the Baltimore County Planning Board and is being submitted to the Board for their review.

Included in the amended plat which shows the elevation, height of the building and exterior materials. The principal use of this building will be for professional offices and the anticipated hours of operation would be from 8:30 a.m. to 6:00 p.m. The maximum number of employees would be 7 and the balance requested by the Planning Board, i.e., storm drainage, screening, landscaping and existing topography are contained on an engineering plat prepared by Paul Lee Enginee ng, Inc. and previously submitted to this Board.

In that we have now complied with all facets thereof, I believe that this matter can be scheduled for a hearing on the merits.

Should there be any further questions or comments, I am sure Mr. Hoswell will contact me.

Very truly yours,  
 TURNBULL, MIX & PARMER

John Grason Turnbull, II

JGT:pjf

Enclosure

CC: Mr. J.C. Hoswell  
 John W. Hession, III, Esquire  
 Mr. Richard J. Goldman

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## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman  
 TO: County Board of Appeals  
 Norman E. Gerber, Secretary  
 FROM: Baltimore County Planning Board  
 Amendment to Zoning Reclassification  
 SUBJECT: Petition No. R-82-78, Item 19, Cycle I

Date: September 2, 1982

At a special meeting today, the Planning Board reviewed the amended documentation submitted by the petitioner. After reviewing this matter, the Planning Board still believes that the existing zoning, D.R. 16, provides for a reasonable use of the property. The Planning Board, therefore, reaffirms its earlier recommendation adopted July 16, 1981.

Norman E. Gerber, Secretary  
 Baltimore County Planning Board

NEF:JGH:slc

cc: John W. Hession, III  
 John Grason Turnbull, II

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## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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 Baltimore County Planning Board

NEF:JGH:slc

cc: John W. Hession, III  
 John Grason Turnbull, II

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman  
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 Norman E. Gerber, Secretary  
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Norman E. Gerber, Secretary  
 Baltimore County Planning Board

NEF:JGH:slc

cc: John W. Hession, III  
 John Grason Turnbull, II

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## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman  
 County Board of Appeals  
 Room 219, Court House  
 Charles E. Burnham, Plans Review Chief  
 Dept. of Permits and Licenses  
 FROM: 9515 & 9517 Reisterstown Road  
 Case #R-82-78  
 SUBJECT: Item #19 Cycle I (April-October 1981)

Date: August 3, 1982

In converting residential structures to R-0 office uses, the Building Code requires the structure to comply with the provisions of the code for the proposed new use. See Section 103.2, 1981 B.O.C.A. Basic Building Code.

The requirements for the new use are listed in Table 303.2. The items that usually require the most attention on structures such as this are as follows:

1. Verification of compliance to height and area Table 505 and Section 505.
2. Verification of floor design loads, Table 906.
3. Tenant separation one hour when more than one tenant, Table 401 as amended by Bill 4-82.
4. Stairway enclosure, fire protection, by one of two methods, Table 809.3 or Sections 809.2. and 816.9.2.
5. Protection of furnace rooms, storage/workshop areas Section 1702.12, 1702.16.
6. Basement areas Section 1702.13.
7. Compliance to the State Handicapped Code.

Code of Maryland Regulations 05.01.07 which are similar to Section 515 of the Baltimore County Building Code. There are also requirements for numerous minor code items such as handrails, ramp's, stairway widths, door widths, ventilation, etc., etc.

Unless an applicant is very familiar with the building, and mechanical codes, we recommend they attain the service of a professional architect and/or engineer to assist them in code compliance as indicated in Sections 108.0 and 111.0. Until floor plans are presented our advice to applicant can only be limited.

Handicapped parking spaces, signs, curb cuts, etc., shall all be shown on the plot plans unless a state waiver has been granted.

Our office is available to answer code questions, interpretations, etc., for anyone requiring our assistance.

CEB:rrj

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A. Thomas Beckman, Esquire  
 404 Blaustein Building  
 One North Charles Street  
 Baltimore, MD 21201

October 23, 1981

## NOTICE OF HEARING

RE: Petition for Re-classification  
 E/s Reisterstown Rd., approx. 175' S of  
 Greenspring Valley Rd.  
 Gerald H. Cooper, et al - Petitioners  
 Case #R-82-78

TIME: 10:00 A.M.

DATE: Tuesday, November 24, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

William T. Hackett, Chairman  
 County Board of Appeals

2/22/82 - Set for hearing to receive new plat on TUESDAY, MARCH 2, 1982 at 9:30 a.m.

6/30/82 - Set for hearing to receive revised plat on THURSDAY, JULY 22, 1982 at 10 a.m.

9/24/82 - Set for continued hearing on WEDNESDAY, DECEMBER 1, 1982 at 10 a.m.

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